



**Flamborough Road, , Bridlington, East Riding Of Yorkshire, YO15 2HU**

**£315,000**

Superb position. Established and well-regarded 7 bed guest house (6 letting rooms plus 1 bed annexe). Very versatile! Successful business/lifestyle with scope to reconfigure/update.



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## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this excellent opportunity to purchase an established and successful guest house. Ideally located on Flamborough Road, very close to the North Beach and a few minutes walk into the centre of town. The charming and characterful semi-detached property provides versatile options, and currently comprises 6 en-suite letting rooms, plus a 1 bed annexe to the rear. Features include: attractive fireplaces, generous proportions, PVCU double glazing, gas central heating (2 modern boilers) and scope to modernise to personal tastes. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, space, value, character and opportunities for business/lifestyle/income.

## PROPERTY SUMMARY

The accommodation includes spacious guest lounge/dining facilities (with bar), a kitchen, office/lounge, 6 en-suite letting bedrooms, store room and a separate annexe to the rear – ideal as owner's accommodation or a separate holiday let (with separate side access). Externally there are attractive and low maintenance seating areas to the front and rear.

## LOCATION

This area of Flamborough Road is a popular and established location for residents and tourists. The North Beach is a very short walk away (300m), and Bridlington's town centre is just a few minutes' level walk, either via Flamborough Road or along the promenade. The town centre offers a wide variety of shops, services, restaurants, cafes and bars, and along with other large retail outlets in the town caters for almost every need. There is also easy access into the surrounding countryside, beautiful coastline and popular nearby villages, such as Flamborough, Sewerby and Bempton. Bridlington is one of the region's most popular coastal towns, ideal for holiday makers, families and those looking to retire by the sea. York, Scarborough, Filey, Hull, Beverley and Whitby are also within easy reach, where there is a further wide choice of shops, restaurants, bars and tourist attractions. There are excellent transport links, making this area a popular choice with commuters and holiday makers.

## DIRECTIONS

Sat Nav location: YO15 2HU.

## GROUND FLOOR

### Reception Hallway

An ideal space for guests to arrive into, with space for guest information and leaflets. Staircase to the first floor. Door to:

**Residents' Breakfast / Dining Room** 16' 11" x 15' 8" (5.15m x 4.77m) into bay.

Spacious and bright dining space, with plenty of room for multiple tables and configurations. Large front bay window. Opening through to:

**Residents' Lounge & Bar** 19' 9" x 13' 1" (6.02m x 3.98m)

A comfortable and relaxing space for guests, with a focal period fireplace and an impressive built-in bar. For buyers who may not need this space for guests, it could easily be integrated into owner's accommodation, and the bar area could create a connecting hallway.

**Office** 13' 0" x 12' 11" (3.96m x 3.93m)



Spacious lounge sized room, ideal for admin and storage.

**Kitchen** 13' 5" x 11' 9" (4.09m x 3.58m)  
Sized and equipped for commercial and domestic use.

### FIRST FLOOR

Spacious and bright landing.

**Room 1** 15' 8" x 12' 6" (4.77m x 3.81m) inc en-suite.  
Spacious double bedroom. En-suite. Front window.

**Room 3 (there is no room 2)** 16' 1" x 12' 11" (4.90m x 3.93m) inc en-suite.  
Large double/twin room. En-suite. Rear window.

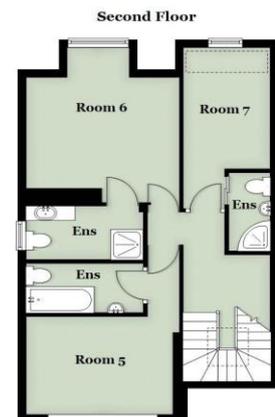
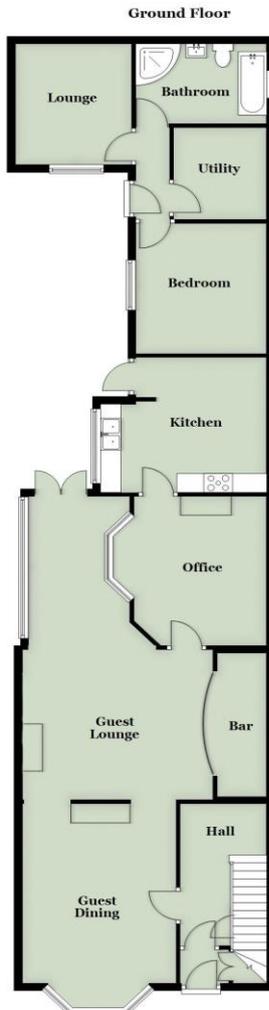
**Room 4** 11' 4" x 10' 7" (3.45m x 3.22m) approx.  
Double bedroom. En-suite. Rear window.

### Store Room

Ideal for linen and supplies. Previously a separate toilet.  
Side window.

### SECOND FLOOR

**Room 5** 13' 11" x 11' 0" (4.24m x 3.35m) inc en-suite.  
Double bedroom. En-suite bathroom. Front window.





**Room 6** 12' 6" x 11' 4" (3.81m x 3.45m)  
Double bedroom. En-suite. Rear window.

**Room 7** 10' 8" x 7' 0" (3.25m x 2.13m)  
Double bedroom. En-suite. Rear window.

### REAR ANNEXE

A brick-built rear extension, creating an ideal self-contained annexe, holiday let or owner's accommodation – benefiting from independent separate gated side access.

**Annexe Bedroom** 11' 4" x 10' 7" (3.45m x 3.22m)  
Double bedroom.

**Annexe Bedroom / Lounge** 10' 6" x 9' 5" (3.20m x 2.87m)  
Double sized room.

**Utility/Potential Kitchen** 8' 0" x 7' 6" (2.44m x 2.28m)  
Currently a utility, but could easily become a kitchen.

**Tenure:** Freehold.  
**Council Tax Band:** A.

These details were prepared / amended on: 16/05/2025

### PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

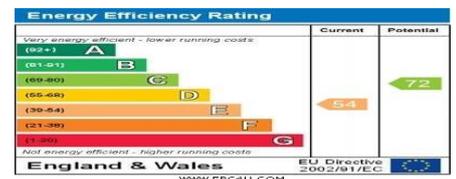
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### Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



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